

014.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

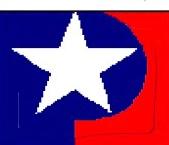
835,700 / 835,700

USE VALUE:

835,700 / 835,700

ASSESSED:

835,700 / 835,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6-8		EDITH ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	OSMER JOHN E & ISIDORA	
Owner 2:	LIFE ESTATE	
Owner 3:		

Street 1:	6 EDITH ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	OSMER JOHN E & ISIDORA -
Owner 2:	-
Street 1:	6 EDITH ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 5,412 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2176 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrooms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5412		Sq. Ft.	Site		0	80.	0.97	1			Non-Con	-10					419,298						419,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5412.000	416,400		419,300	835,700			11098
									GIS Ref
Total Card		0.124	416,400		419,300	835,700	Entered Lot Size		GIS Ref
Total Parcel		0.124	416,400		419,300	835,700	Total Land:		Insp Date
Source:		Market Adj Cost		Total Value per SQ unit /Card:	384.05	/Parcel: 384.0	Land Unit Type:		01/27/09

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	416,600	0	5,412.	419,300	835,900	835,900
2019	104	FV	324,700	0	5,412.	445,500	770,200	770,200
2018	104	FV	324,700	0	5,412.	325,000	649,700	649,700
2017	104	FV	304,600	0	5,412.	283,000	587,600	587,600
2016	104	FV	304,600	0	5,412.	241,100	545,700	545,700
2015	104	FV	271,500	0	5,412.	235,900	507,400	507,400
2014	104	FV	271,500	0	5,412.	193,900	465,400	465,400
2013	104	FV	282,500	0	5,412.	184,500	467,000	467,000

Parcel ID 014.0-0002-0002.0

!1356!

PRINT

Date 12/10/20 Time 16:58:46

LAST REV

Date 06/01/15 Time 14:09:07

philc

1356

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSMER JOHN E &	57455-455		9/16/2011	Convenience		1	No	No	
	11944-192		1/14/1971		31,750	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2015	463	Manual	9,750					
9/8/2006	755	Manual	2,000					REPAIRS TO EXISTIN
4/28/2005	380	Manual	2,000					REMODEL KITCHEN/BA
4/8/2002	225	Redo Kit	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
7/20/2012	Info By Phon	MM	Mary M
1/27/2009	Meas/Inspect	372	PATRIOT
10/25/2000	Hearing N/C	201	PATRIOT
9/30/1999	Meas/Inspect	267	PATRIOT
8/28/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH								
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average														
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:			Rating:													
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																
Frame:	1 - Wood		1/2 Bath:	Rating:																
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																
Sec Wall:			OthrFix:	Rating:																
Roof Struct:	1 - Gable		OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Average			1st Res Grid			Desc: Line 1		# Units:	2						
Color:	BROWN		A Kits:	1	Rating: Good			Level			FY LR DR D K FR RR BR FB HB L O									
View / Desir:			Fpl:	Rating:			Other													
GENERAL INFORMATION						WSFlue:	Rating:			Upper										
Grade: C - Average						CONDOS INFORMATION						Lvl 2								
Year Blt:		1927	Eff Yr Blt:				Lvl 1													
Alt LUC:				Alt %:		Lower														
Jurisdct:		G4	Fact:		.		Totals			RMS:	10	BRs:	4	Baths:	2	HB				
Const Mod:												REMODELING								
Lump Sum Adj:												RES BREAKDOWN								
INTERIOR INFORMATION												Exterior:		No Unit	RMS	BRs	FL			
Avg Ht/FL:		STD										Interior:		2	5	2				
Prim Int Wall:		2 - Plaster										Additions:								
Sec Int Wall:												Kitchen:		2002						
Partition:		T - Typical										Baths:								
Prim Floors:		3 - Hardwood										Plumbing:								
Sec Floors:		4 - Carpet				Total:		31 %				Electric:								
Bsmnt Flr:		12 - Concrete										Heating:								
Subfloor:														General:						
Bsmnt Gar:														CALC SUMMARY						
Electric:		3 - Typical										COMPARABLE SALES								
Insulation:		2 - Typical										Rate	Parcel ID	Typ	Date	Sale Price				
Int vs Ext:		S																		
Heat Fuel:		1 - Oil																		
Heat Type:		5 - Steam																		
# Heat Sys:	2																			
% Heated:	100	% AC:																		
Solar HW:	NO	Central Vac:		NO																
% Com Wall		% Sprinkled:																		
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:		
SPEC FEATURES/YARD ITEMS						PARCEL ID 014.0-0002-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:				Total:											

RESIDENTIAL GRID

6	EFP	7	OFP	(98)	14	5
UAT			SFL			17
FFL			BMT			2
(1025)			SFL			12
FFL			(24)			12

Sum Area By Label :

- EFP = 170
- OFP = 248
- UAT = 1025
- SFL = 1127
- FFL = 1049
- BMT = 1025

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,127	188.210	212,117						
FFL	First Floor	1,049	188.210	197,436						
BMT	Basement	1,025	56.460	57,876						
UAT	Upper Attic	256	75.290	19,292						
OPF	Open Porch	248	22.630	5,613						
EFP	Enclos Porch	170	42.270	7,186						
Net Sketched Area: 3,875 Total: 499,520										
Size Ad	2176	Gross Are	4644	FinArea	2176					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,127	188.210	212,117						
FFL	First Floor	1,049	188.210	197,436						
BMT	Basement	1,025	56.460	57,876						
UAT	Upper Attic	256	75.290	19,292						
OPF	Open Porch	248	22.630	5,613						
EFP	Enclos Porch	170	42.270	7,186						
Net Sketched Area: 3,875 Total: 499,520										
Size Ad	2176	Gross Are	4644	FinArea	2176					

IMAGE

AssessPro Patriot Properties, Inc